

# CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, THE MEADOWS, PHASE 3, MAP 7

NAME OF SUBDIVISION

DARTMOOR AVE NW, LAURIE AVE NW, CHANDLER AVE NW

NAME OF STREETS IN SUBDIVISION

J &amp; B DEVELOPMENT AND MANAGEMENT, INC. SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL ~~STREETS, STORM DRAINAGE, WATER AND SEWER WORK~~ TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER  
20921 9Aug06  
DATE

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, Mark A. Swartz, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert Burkett PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 9th DAY OF August, 2006

MY COMMISSION EXPIRES: 2/16/2009

Mark A. Swartz

## CERTIFICATE OF OWNERSHIP AND DEDICATION

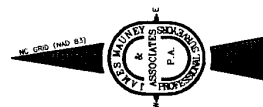
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

Robert Burkett 8-9-06  
OWNER DATE  
ROBERT BURKETT

## CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS, MAP 7 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

8/21/06 Don the  
DATE FINANCE DIRECTOR



## LEGEND

PSDE	PRIVATE STORM DRAINAGE EASEMENT
SDE	PUBLIC STORM DRAINAGE EASEMENT
R/W	RIGHT OF WAY
SS	SANITARY SEWER
M.B.L.	MINIMUM BUILDING LINE
S.T.E.	SIGHT TRIANGLE EASEMENT
RY	REAR YARD
COS	COMMON OPEN SPACE
CM	CONTROL CORNER
LOT LINE/PROPERTY LINE	
RIGHT-OF-WAY LINE	
SETBACK/YARD LINE	
PROPERTY CORNER	
CONCRETE MONUMENT	
NGCS MONUMENT	

## CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT ~~ON RESOLUTION~~ AT A MEETING OF THE CITY COUNCIL HELD ON Aug 10 2006  
DATE 8-21-06 Jim B. Churn CITY CLERK

## PLAT REVIEW OFFICERS CERTIFICATE

(as required by N.C.G.S. 47-30.2)  
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS.

8/24/2006 Jonathan Marshall by David Whitley  
DATE REVIEW OFFICER

## CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MOSS CREEK VILLAGE, THE MEADOWS, PHASE 3, MAP 7 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 8/21/06 2006

8/24/06 Jonathan Marshall  
DATE DEVELOPMENT SERVICES DIRECTOR

## CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

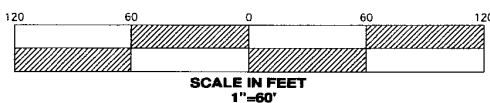
I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS, AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA

8/24/06 Jonathan Marshall  
DATE DIRECTOR OF ENGINEERING

## DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2  
AREA OF LOT: 3.89 ACRES  
AREA OF COS: 0.19 ACRES  
AREA OF RIGHT-OF-WAY: 1.29 ACRES  
TOTAL AREA PLAT: 3.37 ACRES  
TOTAL LOTS: 20

LOT DATA:  
FRONT SETBACK: 30'  
SIDEYARD: 3'  
REAR YARD: 20' INTERNAL/25' EXTERNAL  
SIDEYARD STREET SIDE: 10'

OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
AND REGISTERED IN RECORD BOOK  
\_\_\_\_ NO. \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER OF DEEDS

## Street Blades:

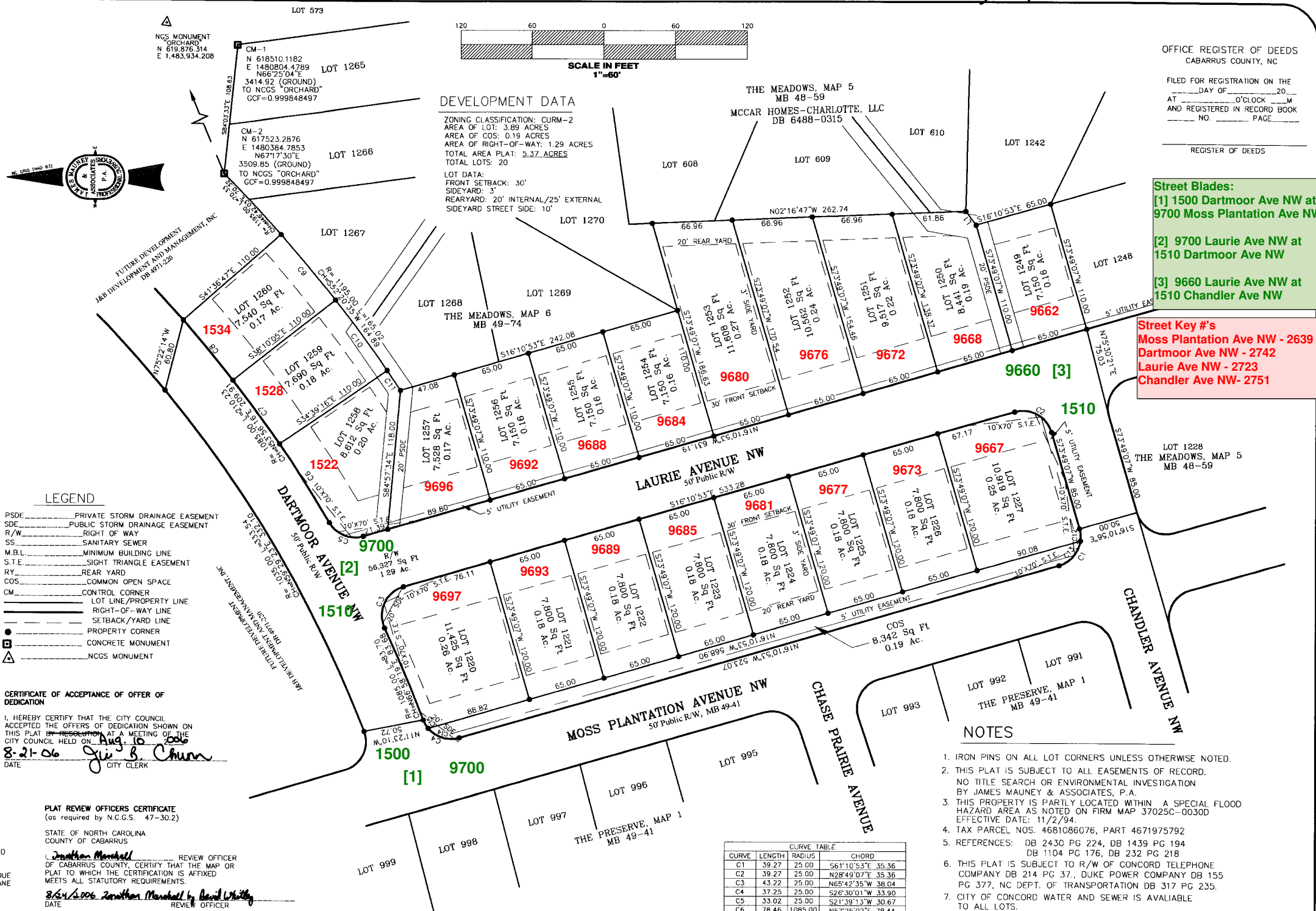
[1] 1500 Dartmoor Ave NW at  
9700 Moss Plantation Ave NW

[2] 9700 Laurie Ave NW at  
1510 Dartmoor Ave NW

[3] 9660 Laurie Ave NW at  
1510 Chandler Ave NW

## Street Key #'s

Moss Plantation Ave NW - 2639  
Dartmoor Ave NW - 2742  
Laurie Ave NW - 2723  
Chandler Ave NW - 2751



## NOTES

- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS PARTLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681086076, PART 4671975792
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES  
MOSS PLANTATION AVENUE NW = 765'  
DARTMOOR AVENUE NW = 365'  
CHANDLER AVENUE = 123'  
LAURIE AVENUE NW = 665'
- COMMON OPEN SPACE (COS) IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO NGCS CONTROL MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY

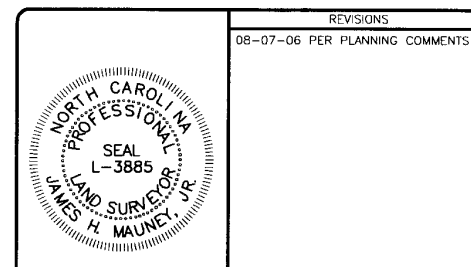
CURVE	LENGTH	RADIUS	CHORD
C1	39.27	25.00	S61°10'53"E 35.36
C2	39.27	25.00	N28°49'07"E 35.36
C3	43.22	25.00	N65°42'35"W 38.04
C4	37.25	25.00	S26°30'01"W 33.90
C5	33.02	25.00	S21°39'13"W 30.67
C6	78.46	1085.00	N57°25'02"E 78.44
C7	66.54	1085.00	N53°35'19"E 66.53
C8	65.24	1085.00	N50°06'34"E 65.23
C9	71.85	1195.00	N53°35'19"E 73.27
C10	73.29	1195.00	N55°49'21"E 73.27
C11	19.89	1195.00	N55°49'21"E 19.89
C12	10.29	25.00	N85°36'28"E 10.22
C13	28.98	25.00	S49°23'32"E 27.39
C14	28.98	25.00	S17°01'47"W 27.39
C15	8.26	25.00	S58°42'40"W 8.23

LINE	BEARING	DISTANCE
L1	S53°40'58"W	14.38

## State of North Carolina County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey is a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 29TH day of NOVEMBER, 2004.

James H. Mauney, Jr.  
Professional Land Surveyor  
Registration Number L-3885



REVISIONS  
08-07-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT

## MOSS CREEK VILLAGE THE MEADOWS, PHASE 3, MAP 7 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC

J&B DEVELOPMENT AND MANAGEMENT, INC.  
9179 DAVIDSON HWY., CONCORD, NC 28027  
PHONE 704-782-7800

JAMES MAUNEY & ASSOCIATES, P.A.  
PROFESSIONAL SURVEYORS

18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031  
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
AP	JM		1"=60'	07-10-2006	2019	F279